TEXAS AVENUE CORRIDOR STUDY PROPERTY INVENTORY SURVEY FORM GROUP 3

Property	ID:	R49185	į

Property Information

property address:	302 E DODGE								
legal description:	legal description: WINTER, BLOCK 8, LOT 12, 13, 14								
owner name/address:	owner name/address: BENAVIDES RAMON & MARY ANN								
	2305 EMERALD DR								
	BRYAN. TX 77803-0573								
full business name:	Muknous								
land use category:		type of business:							
current zoning:	<u>- 3</u>	occupancy status: Occupied							
lot area (square feet):	17974	frontage along Texas Avenue (feet):							
lot depth (feet):	170	sq. footage of building: 24//							
property conforms to:	□ min. lot area standards □	min. lot depth standards							
Improvements	4								
# of buildings:	building height (feet):								
building/site condition	n: <u>Z</u>								
buildings conform to a	ninimum building setbacks:	yes □ no (if no, specify)							
approximate construct	ion date: accessible to the	public: pryes = no							
possible historic reson	rce n ves n no sidewa	ilks along Teyas Avenue: I ves II no							
other improvements:	ves mno (specify)	, , , , , , , , , , , , , , , , , , ,							
•		(pipe fences, decks, carports, swimming pools, etc.)							
Freestanding Signs									
□ yes ⊈/no		□ dilapidated □ abandoned □ in-use							
# of signs:	type/material of sign:	,							
overall condition (spec									
· · ·		no (specify)							
removal of any unapid	ated signs suggested: If yes II	no (specify)							
Off-street Parking									
improved:∦å yes □ no	parking spaces striped:	yes 🖈 no # of available off-street spaces:							
	□ concrete □ other								
		cient off-street parking for existing land use: yes no							
end islands or bay divident		landscaped islands: ☐ yes ☐ no							

Curb Cuts on Texas Av					
ow many: ci					ure(s) suggested? □ yes □
yes, which ones:					
neet adjacent separation	requirements:	yes □ no	meet opp	osite separation re	equirements: yes n
andscaping					
omments:	e is present) is th			the property?	□ yes □ no
Outside Storage		in the second	2.0'	J.	
yes no (specify)	(Type of merc	<u> てら</u> handise/mate	Prial/equipment s	tored)	Various States of Us repair
lumpsters present: yes	s pro	are dump	esters enclosed:	□ yes □ no	dis report
<u>Miscellaneous</u>	•				
s the property adjoined b		-102 MAP	N. N.		.ct.fiiu. Ilohuluk
[/*	e one)	"A Maria and Anna and	al use		ntial zoning district
s the property developab			J*		no
f not developable to curr	ent standards, w	hat could he	lp make this a de	velopable proper	ty?

accessible to alley: yes	s Ino				
Other Comments:	· · · · · · · · · · · · · · · · · · ·	Let Stand	n suppression of the supersion of the suppression o	Westman.	/
	Said San			* * * * * * * * * * * * * * * * * * * *	p.
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